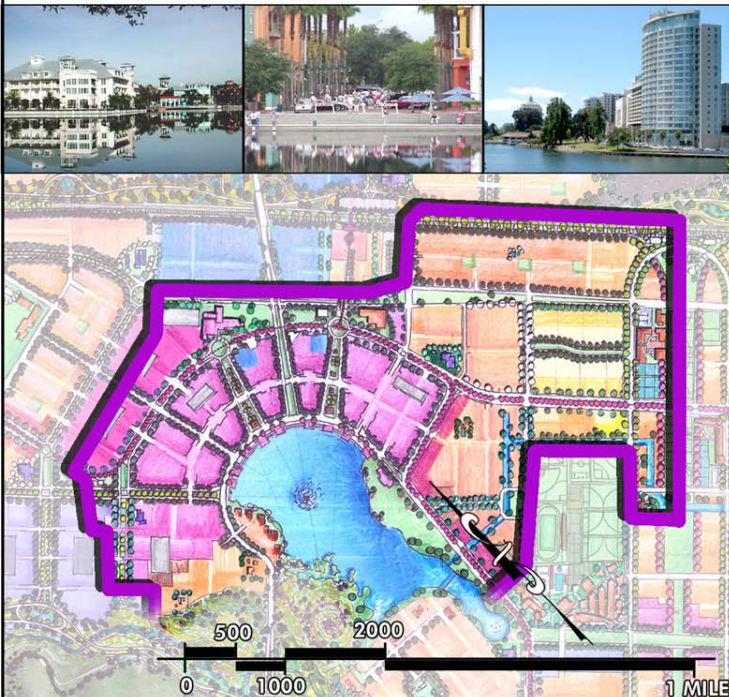


PLANNING AREA A

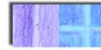
PLANNING AREA - A

Planning Area A gets its character and identity from its lakeshore waterfront. This is the start, heart, and soul of the Coyote Valley community. Overlooking the fifty+ acre lake and incorporating the valley's highest densities and most eclectic mix of uses, it is intended to be the focal gathering place and center of commerce for the whole valley. The lake supports a strategy of creating a spectacular amenity early on to spawn a market for urban density living from the start, and to establish a powerful expression of commitment to quality of life that will attract employers even as other areas of Silicon Valley endure high industrial vacancies.



NEIGHBORHOOD TOTALS:

LEGEND



WORKPLACE






Total Work Place Jobs	3,222	3,222
 Downtown Professional Service Office (20 story with offsite district parking @ 0.66 spaces/job, 285sf/job, FAR=8.5)		3,222

JOBS: 7, 124

HOMES: 4,925






RETAIL SF: 886,330



Total Residential	3,055	3,055
 Luxury 22 story high-rise (2200sf/home, 100 units/acre, parking in building)		186
 9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)		558
 4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		1,116
 3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		93
 3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		832
 Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		122
 Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		149






MIXED-USE

Total Mixed-Use Jobs	3,902	3,902
Total Mixed-Use Homes	1,870	1,870
Total Mixed-Use Retail Square Feet	663,550	663,550
 Live work loft/town home (6 story, district parked jobs parking, residential parking on site, 500sf/job, 1800sf/home, FAR=1.4)	Jobs Homes Retail SF	49 49 -
 High rise (18 floors residential with onsite structured parking over 4 floors office with district parking, 300sf/job, 1500sf/home, FAR=3.6)	Jobs Homes Retail SF	267 206 -
 3 floors Office over regional retail (all district parking, 300sf/job, FAR=1.73)	Jobs Homes Retail SF	3,504 - 350,377
 3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	81 - 8,101
 3 floors Residential over regional retail (district parked retail, residential parking in building, 1450sf/home, FAR=1.72)	Jobs Homes Retail SF	- 1,615 305,072

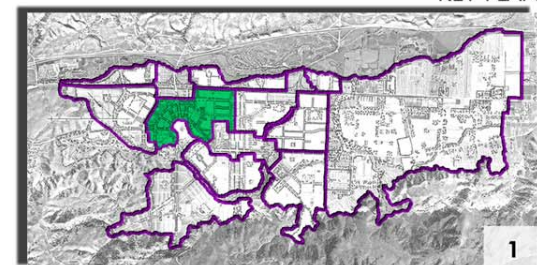


RETAIL

Total Regional Retail	222,780
 Restaurants	44,556
 General Retail	74,260
 Cinema	103,964



KEY PLAN



PLANNING AREA B

PLANNING AREA - B

Planning Area B marks the primary entry to Coyote from Hwy. 101. It surrounds the soon to be completed Bailey interchange and Monterey Rd/Cal Train over crossing. It incorporates the proposed Caltrain Coyote Valley station. This area is seen as an ideal place for high identity corporate facilities with an architectural expression of clean, polished contemporary sophistication.



NEIGHBORHOOD TOTALS: JOBS: 6,246

HOUSES: 98

RETAIL SF: 13,502



-  STRUCTURED PARKING
-  BAILEY OVERPASS
-  HIGHWAY 101
-  BIOSWALE/WATER DETENTION PONDS



LEGEND



WORKPLACE

Total Work Place Jobs		6,230	6,230
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR= .39)		333
2	Corporate/Tech Office (7 story with 4 story onsite structured parking @ 0.66 space/job, 285 sf/job, FAR=1.4)		1,857
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR= 1.04)		4,040



MIXED-USE

Total Mixed-Use Jobs		16	16
Total Mixed-Use Homes		16	16
Total Mixed-Use Retail Square Feet		-	-
1	Live work loft/town home (6 story, district parked jobs parking, residential parking on site, 500sf/job, 1800sf/home, FAR=1.4)	Jobs	16
		Homes	16
		Retail SF	-



RESIDENTIAL - HIGH DENSITY

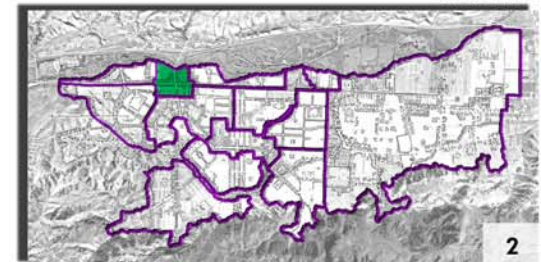
Total Residential		82	82
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		82



RETAIL

Total Local Retail		13,502	13,502
4	General Retail		13,502

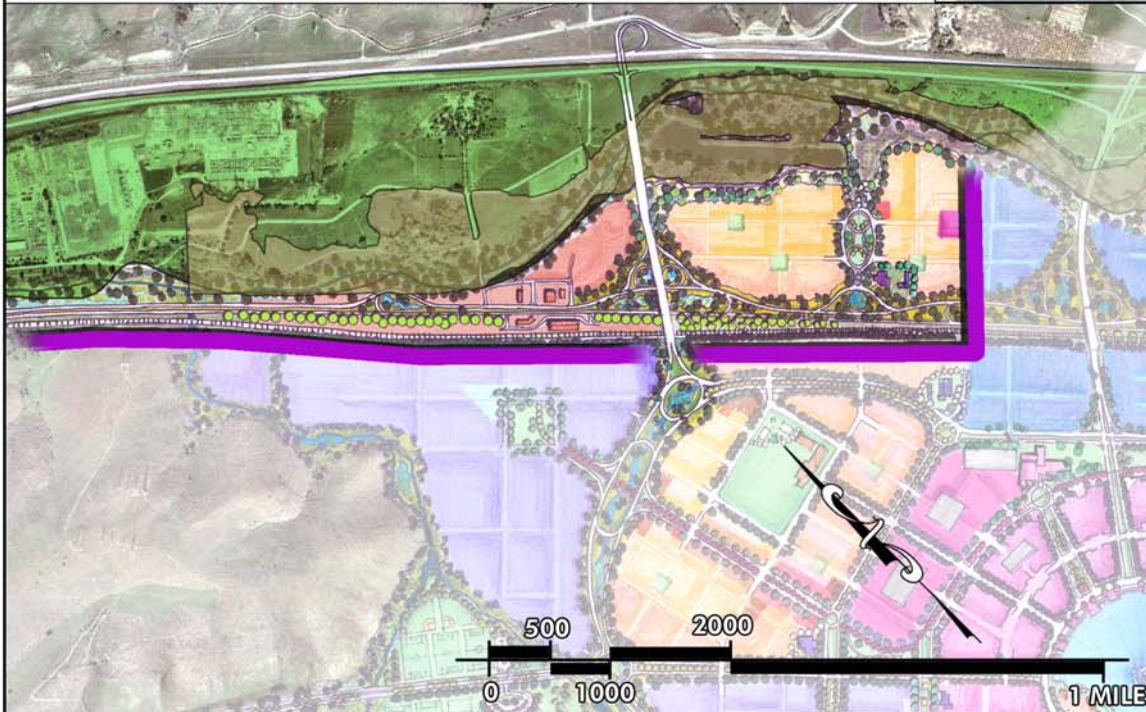
KEY PLAN



PLANNING AREA C

PLANNING AREA - C

Planning Area C incorporates the historic center of Coyote Valley, known as the Hamlet. It is located right where Coyote Creek, the old railroad station, and El Camino Real are closest together. The Hamlet will remain a unique historic enclave. Future development may include moving in historic frame buildings and developing an architectural palette that recalls its western stage stop past.



NEIGHBORHOOD TOTALS: JOBS: 251

HOMES: 772

RETAIL SF: 10,802

LEGEND






MIXED-USE

Total Mixed-Use Jobs	251
Total Mixed-Use Homes	143
Total Mixed-Use Retail Square Feet	10,802
 Live work loft/town home (6 story, surface job parking, home parking within building, 500sf/job, 1800sf/home, FAR=1.75)	Jobs Homes Retail SF
 3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF
	143 143 -
	108 -
	10,802



RESIDENTIAL - HIGH DENSITY

Total Residential	629	629
 3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		300
 Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		260
 Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		68



THE HAMLET



CHURCH OPPORTUNITIES

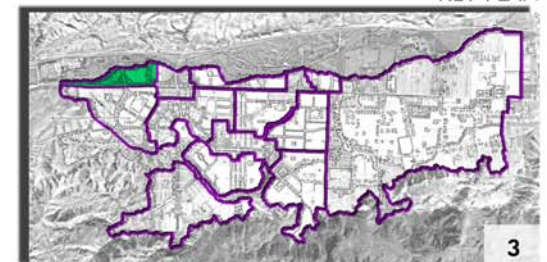


COMMUNITY PARKS W/COMPETITIVE SWIMMING



POCKET PARKS & COMPETITIVE SWIMMING

KEY PLAN



PLANNING AREA D

PLANNING AREA - D

Planning Area D will flank north and south side of a Coyote Creekside Park. It is located between the Monterey Rd. and Coyote Creek. It provides local pedestrian, equestrian, and bicycle connection for all of Coyote Valley to Coyote Creek via an underpass (under Monterey and the railroad tracks) at Laguna Ave. Its chief asset is its exposure to the Coyote Creek Park and trail system and its neighborhood entries and primary circulation celebrate this. This area is planned to include an elementary school site within safe walking distance of neighborhood homes and within safe biking distance of Planning Areas C & E along a creek side bike path.



NEIGHBORHOOD TOTALS:

JOBS: 208

HOMES: 880

RETAIL SF: 45,907



RETAIL

Total Local Retail	27,004	27,004
General Retail		27,004

LEGEND



MIXED-USE

Total Mixed-Use Jobs	208	208
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	18,903	18,903
3 floors Office over local retail (all on-site surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	189 - 18,903
3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs Homes Retail SF	19 60 -



RESIDENTIAL - HIGH DENSITY

Total Residential	820	820
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		450
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		200
Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		89
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		81



SCHOOL



COMMUNITY PARK



CHURCH

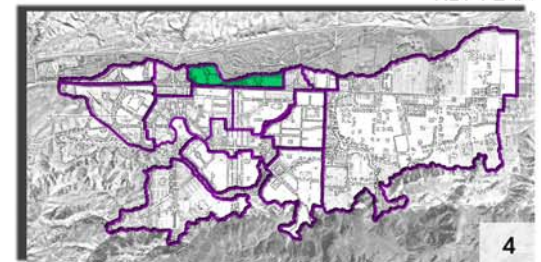


POCKET PARKS



COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS

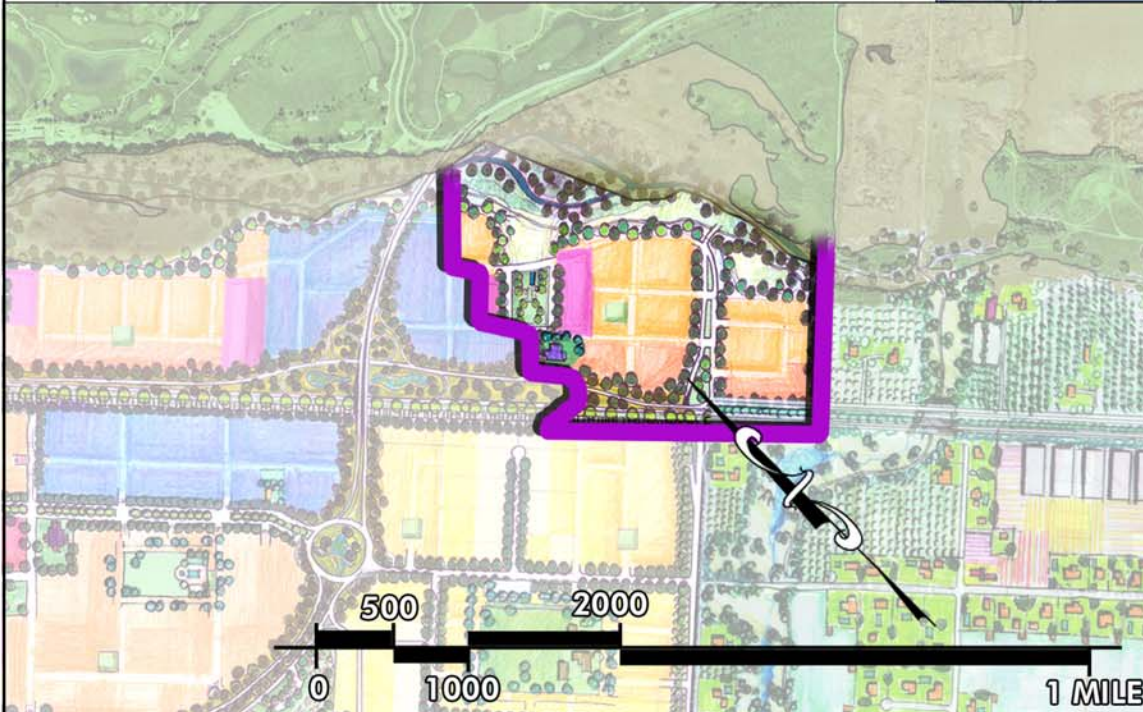
KEY PLAN



PLANNING AREA E

PLANNING AREA - E

Planning Area E is located between the Monterey Rd. and Coyote Creek and is to the south of the Coyote Valley's southern overcrossing and 101 freeway connection. Like Planning Area D it enjoys a strong exposure to the Coyote Creek park and trail system, and its neighborhood entry celebrates this. This area may incorporate a more casual and rural architectural vernacular as it transitions to the Greenbelt area.



NEIGHBORHOOD TOTALS: JOBS: 100 HOMES: 416 RETAIL SF: 8,101

LEGEND



MIXED-USE

Total Mixed-Use Jobs	100	100
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	8,101	8,101
3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	81 - 8,101
3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs Homes Retail SF	19 60 -



RESIDENTIAL - HIGH DENSITY

Total Residential	356	356
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		109
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		104
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		143



COMMUNITY PARK W/COMPETITIVE SWIMMING

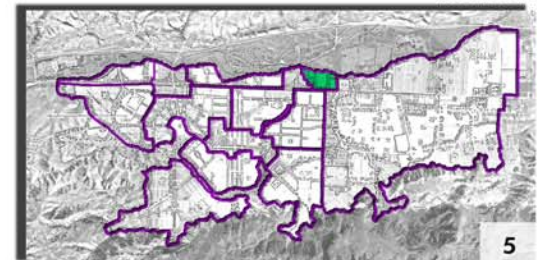


CHURCH



POCKET PARKS

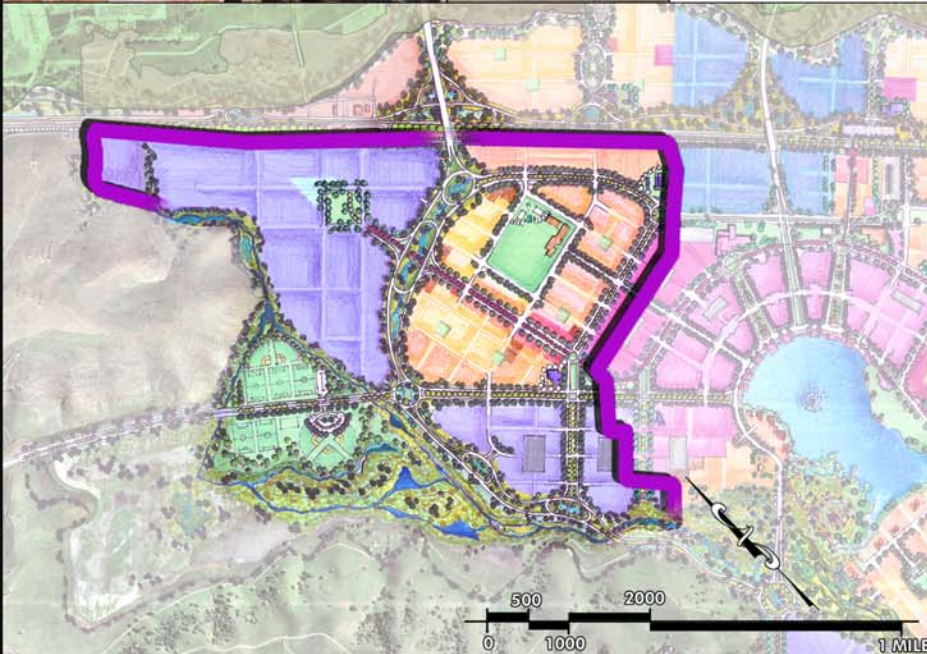
KEY PLAN



PLANNING AREA F

PLANNING AREA - F

Planning Area F will ultimately establish the northern gateway from Hwy. 101, this neighborhood is predominantly workplace, mixed use and higher density residential. It incorporates an elementary school; parks, transit spoke, and is adjacent to a possible large playfield complex developed within the Laguna Seca detention basin. Workplace areas include lands owned by Cisco Systems as well as Cal Pine's Metcalf Power Plant.



NEIGHBORHOOD TOTALS:

LEGEND



WORKPLACE

Total Work Place Jobs		11,377	11,377
1	Corporate/Tech Office (4 story with 1 story parking)	4,102	
3	Corporate/Tech Office (2 story with 1 story parking)	364	
4	R&D/Lab (1 story with 1 story parking)	114	
5	Corporate/Tech (4 story with 4 story parking)	5,912	
9	Light Industrial (1 story)	65	
10	Manufacturing (1 story)	821	

-  FISHER CREEK
-  COMMUNITY PARKS W/COMPETITIVE SWIMMING
-  BALL FIELDS
-  TRANSIT LINE
-  SCHOOL SITE
-  STRUCTURED PARKING
-  CHURCH

JOB: 11,591

HOUSES: 3,121

RETAIL SF: 42,255



RESIDENTIAL - HIGH DENSITY



RESIDENTIAL - URBAN HIGH DENSITY

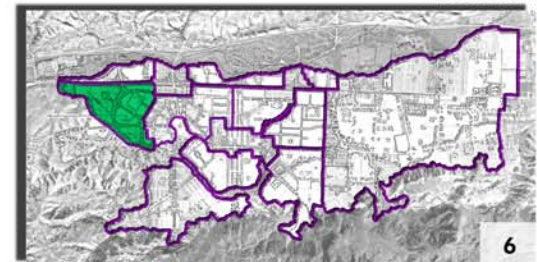
Total Residential		2,684	2,684
2	9 story mid-rise - 75 units per acre	465	
3	4 story frame on podium - 45 units per acre	1,032	
4	3 story frame w/surface parking - 30 units per acre	112	
5	3 story town houses - 22 units per acre	641	
7	Single family detached - 14 units per acre	434	



MIXED-USE

Total Mixed-Use Jobs		214	214
Total Mixed-Use Homes		437	437
Total Mixed-Use Retail Square Feet		42,255	42,255
1	Live work loft/town home, district parked jobs parking, residential on site	Jobs	214
		Homes	214
		Retail SF	-
6	3 floors Residential over regional/district parked retail	Jobs	-
		Homes	71
		Retail SF	13,459
7	1 floors Residential over local commercial w/ no district parking	Jobs	-
		Homes	152
		Retail SF	28,796

KEY PLAN



PLANNING AREA G

PLANNING AREA - G

Planning Area G is at the base of Coyote Valley's western foothills. These bucolic coves, adjacent to oak studded hill-side open space have traditionally been Coyote Valley's unique appeal to Silicon Valley employers. Indeed, the bulk of the workplace land in this Planning Area is already owned by jobs providers (IBM & Xilinx). Residential neighborhoods range from a core area along Bailey that may be appropriate for a collegiate identity village serving new graduates recruited by Coyote Valley employers to lower density family homes at the base of the hills. These residents will be served by an elementary school as well as transit stop retail.



LEGEND



WORKPLACE

Total Work Place Jobs	18,441	18,441
Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR= .39)		8,019
R&D/Lab (1 story with all onsite surface parking @ 1 space/job, 285sf/job, FAR= .24)		273
Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR= 1.04)		10,150



MIXED-USE

Total Mixed-Use Jobs	-	-
Total Mixed-Use Homes	210	210
Total Mixed-Use Retail Square Feet	39,595	39,595
3 floors residential over local retail (residential parking in building retail surface & street parking, 1450sf/home FAR= 1.38)		
	Jobs	Homes
		210
	Retail SF	39,595

NEIGHBORHOOD TOTALS:

JOBS: 18,441

HOMES: 2,888

RETAIL SF: 39,595



RESIDENTIAL - HIGH DENSITY



RESIDENTIAL - URBAN HIGH DENSITY

Total Residential	2,678	2,678
9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)		93
4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		335
3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		1,246
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		423
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		87
Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		179
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		316



COMMUNITY PARKS W/COMPETITIVE SWIMMING



SCHOOL SITE



COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS



STRUCTURED PARKING



EXISTING IBM SITE



CHURCH



KEY PLAN

